

gu-154-A

WILLIAM E HAMMOND ZONING COMMISSIONER

June 19, 1980

William L. Clark, Esquire Hooper, Kiefer, and Cornell 343 North Charles Street Baltimore, Maryland 21201

RE: Alleged Accessory Structure Case Nos. 79-170-V and 80-154-A 3218 Marnat Road 3rd Election District

Dear Mr. Clark:

I am in receipt of your letter of June 16, 1980, in which you make inquiry as to the above referenced matter.

As I am sure you are aware, the property was the subject of both a Variance hearing and a Violation hearing, which ultimately resulted in the removal of a cabana-like structure from the side yard.

In your instant request, it has been determined, subsequent to an actual field inspection, that the second structure, to which you now make inquiry, is actually pool heating and filtering equipment. This equipment, as well as items such as air-conditioning units, are not interpreted to be accessory structures. The fact that these units have been enclosed with materials, to apparently make it more aesthetically pleasing as well as reduce the noise, would not appear to violate the spirit of the Zoning Regulations and/or the Policies that pertain to their application.

William L. Clark, Esquire Page Two June 19, 1980

If you wish to proceed with a hearing concerning this matter, please advise.

Very truly yours,

JAMES B. BYRNES, III
Zoning Enforcement Section

JBB:eoh

cc: William L. Kirk, Esquire
711 INA Building
303 East Fayette Street
Baltimore, Maryland 21202

Mr. William E. Hammond Zoning Commissioner

Mr. James E. Dyer Zoning Supervisor

Mr. Nicholas B. Commodari, Chief Development Control Section

Files

The second of the second

hereby petition for a Variance from Section 4001, to permit an accessory at . Lure

to be located in the side yard of the dwelling instead of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

That your Petitioners, nine years ago, purchased the home and immediately made r enovations following all guidines and obtaining all permits pursuant to county requirements. That a cabana-shed freestanding from the home on the lot was constructed after applicable permits (building and zoning) were granted by the county and subsequent inspections made by the county, approximately June, 1974. That it will be an extreme hardship for the Petitioners to raze and reconstruct this appurtenance, as the rear of the home has been finished, cement work and patio completed and that financial hardship on your Petitioners would be great.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County

Contract purchaser

\_\_\_\_\_, 197 2, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of February

Rona L. Rutherberg Legal Owner

Address 3218 Marnat Road -----

Baltimore Md 21208

Leon E. Ruthenberg Kegal Owner

Petitioners-Leon E. Rutenberg, et us

RE: PETITION FOR VARIANCE N/S of Marnat Rd., 250' E of Hatton Rd., 3rd District BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

LEON E. RUTHENBERG, et ux,

Case No. 80-154-A

ORDER TO ENTER APPEAPANCE

:::::::

Mr. Commissioner:

To tron

إ بيسيم ثيو الإس 

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 21st day of January, 1980, a copy of the aforegoing Order was mailed to William L. Kirk, Esquire, 711 I.N.A. Building, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hessian, III

MICROFILMED

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

William L. Kirk, Require 711 I. N.A. Building Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th of December, 1979.

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Leon E. Ruthenberg, et un Petitioner's Attorney William L. Kirk, Esq. Reviewed by: / Lukoto f. Commodari

Chairman, Zoning Plans

MICROFILMED Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 31, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 William L. Kirk, Esquire 711 I.N.A. Building 000 Baltimore, Maryland 21202

Nicholas B. Commcdari Chairman

MEMBERS Bureau of Traffic Engineering

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

Dear Mr. Kirk:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

RE: Item No. 78

Variance Petition

In view of your clients' proposal to legalize the existing freestanding shed in the side yard, which is in violation of Section 400 of the zoning regulations, this Variance Petition is required. If your request is granted, particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

to / - ( Titaling time NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC:hk

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WOR
TOWSON, MARYLAND 21204 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

December 11, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #78 (1979-1980) Property Owner: Leon E. & Rona L. Ruthenberg N/S Marnat Rd. 250' E. Hatton Rd. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard. Acres: 0.143 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General: The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 108 (1978-1979) are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 78 (1979-1980).

Very truly yours,

Ellsworth N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 83 cc: J. Wimbley, W. Munchel

O-SW Key Sheet, 28 NW 7 Pos. Sheet NW 7 E Topo, 78 Tax Map ATTACHMENTS

MICROFILMED

January 11, 1979

Mr. S. Eric DiMemna Zoning Commissioner County Office Building Towern, Haryland 21204

> Re: Item #108 (1978-1979) Property Owner: Leon E. & Rona L. Ruthenberg N/S Marnat Rd. 250° E. Hatton Rd. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a side setback of 4' in liau of the required 10'. Acres: 0.1435 District: 3rd

Equation is a confidence of

Dear Mr. DiNenna:

none east thereof.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Generals

Baltimore County highway and utility improvements are not directly involved. There is a fire hydrant located at the Natton and Marnat Road intersection and

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #109 (1978-1979).

> Very truly yours, GNED) EDWARD A. MUDORQUGH ELLSWORTH N. DIVER, P.E. Chief, Dureau of Engineering

END: EAN: PAR: SS

oc: W. Munchel O-SW Key Sheet

28 NW 17 Pos. Sheet NW 7 E Topo 78 Tax Map

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #78, Zoning Advisory Committee Meeting, October 16, 1979, are as follows:

Property Owner: Leon E. and Rona L. Ruthenberg Location: N/S Marnat Road 250' E. Hatton Road Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard Acres: 0.143 District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley Planner III

**Current Planning and Development** 

JUL 17 1080

Pursuant to the advertistion, posting of property, and public torage on the Petition and it appearing that by reason of the following finding of facts that strice compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s),\_\_\_\_\_ the Variance(s) should be had; and it further appearing that by reason of "e granting of the Variance(s) requested not adversely affecting the health, safety, and general BALTIMORE COUNTY
DEPARTMENT OF LEALTH
TOWSON, MARYLAND 21204 welfare of the community, department of traffic engineering TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER STEPHEN E. COLLINS Paul H. Reincke IT IS ORDERED by the Zoning Commissioner of Baltimore County, this November 29, 1979 day of \_\_\_\_\_, 197 ..., that the herein Petition for the aforementioned Vari-November 26, 1979 ance(s) should be and the same is/are GRANTED, from and after the date of this Order. Mr. William Hammond Zoning Commissioner Mr. William E. Hammond, Zoning Commissioner County Office Building Zoning Commissioner of Baltimore County Office of Planning and Zoning Towson, Maryland 21204 County Office Building Towson, Maryland 21204 Dear Mr. Hammond: Pursuant to the advertisement, posting of property and public hearing on the Petition Dear Mr. Hammond: This department has no comment for item Numbers 77 and 78. and it appearing that by reason of failure to show practical difficulty and/or unrea-Comments on Item #78, Zoning Advisory Committee Meeting of October 16, 1979, are as follows: Very truly yours, sonable hardship, the Variance should not be granted. Leon E. & Rona L. Ruthenberg N/S Marmat Rd. 250' E Hatton Rd. Existing Zoning: Michael S. Flanigan Proposed Zoning: Variance to permit an accessory structure to Traffic Engineering Associate II be located in the side yard in lieu of the required rear yard. MSF/mjm Acres: District: Metropolitan water and sewer exist; therefore, the accessory structure (existing shed) should not present any health hazards. Very truly yours, March....., 19X80, that the herein Petition for the Variance to permit agaccessory structure to be located in the side yard of the dwelling instead of BUREAU OF ENVIRONMENTAL SERVICES the rear yard be and the same is hereby DENIED. IJF/JRP/fth& Deputy Zoning Commissioner of Baltimore County The control of the co BOARD OF EDUCATION baltimore county BALTIMORE COUNTY department of permits and licenses OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 TOWSON, MARYLAND 21204 OF BALTIMORE COUNTY (301) 494-3610 JOHN D. SEYFFERT TOWSON, MARYLAND - 21204 October 26, 1979 WILLIAM E HAMMOND ZONING COMMISSIONER Mr. Villiam E. Hammond, Zoning Commissioner Office of Planning and Zoning Date: October 11, 1979 and March 12, 1980 County Office Building October 16, 1979 Towson, Maryland 21204

- Z.A.C. Meeting of: October 9, 1979

Dear Mr. Hammond:

Comments on Item # 78 Zoning Advisory Committee Meeting, October 16, 1979 are as follows:

Property Owner: Leon E & Rona L. Ruthenberg Location: N/S Marnat Road 250' E. Hatton Road Existing Coming: D.R. 5.5

Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

District:

The items checked below are applicable:

XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

xB. A building permit shall be required before construction can begin.

Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit. E. Three sets of construction drawings will be required to file an

application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

XG. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

XJ. Nec Comment. - The plan submitted indicates a structure 4 1/2 Ftfrom property line. If the shed is of wood frame it shall be 6'-0 from the XJ. Comment:

property line unless the wall is of 3/4 hour fire rating. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Charles E. Burnham, Chief Plans Review

Mr. S. Eric DiNenna

Zoning Commissioner

Towson, Maryland 21204

Property Owner:

Present Zoning:

Proposed Zoning:

Location:

District: No. Acres:

Dear Mr. DiNenna:

Baltimore County Office Building

RE: Item No: 66, 73, 74, 75, 76, 77, 78

All of the above have no bearing on student population.

MRB. MILTON R. SMITH. JR.

Very truly yours.

Wiltelian

W. Nick Petrovich, Field Representative

William L. Kirk, Esquire 711 I.N.A. Building Baltimore, Maryland 21202

> RE: Petition for Variance N/S of Marnat Rd., 250' E of Hatton Rd. - 3rd Election District Leon E. Ruthenberg, et ux - Petitioners No. 80-154-A (Item No. 73)

Dear Mr. Kirk:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner

Attachments

JMHJ/mc

cc: William L. Clark, Esquire 343 N. Charles Street Baltimore, Maryland 21201

> John W. Hessian, III, Esquire People's Counsel



October 24, 1979

10,5.4

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner Leon E. & Rona L. Ruthenberg Mocation: N/S Marnat Rd. 250' E Hatton Rd.

Item No. 78

Zoning Agenda: Meeting of 10/16/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Capt Jest Kelly 10 24-77 Approved:

Planning Group

Special Inspection Division

Noted and Review M Neighbor Sire Prevention Bureau

0

DESCRIPTION FOR VARIANCE

PROPERTY OF LEON E. & ROHA L. RUTHENBERG 3RD ELECTION DISTRICT

Beginning at a point on the North side of Marnat Road, 250 feet East of Hatton Road and known as Lot No. 29 as shown on the plat of Shelburne Heights, which is recorded in the Land Records of Baltimore County in Liber 7, Folio 169.

Also known as 3218 Marnat Road.

BALLIMORE COUNTY MARYLAND	Andrew Andrew Andrew Commence of the Commence	
13 13-07-18-07-590		Watership, Year
MERITARIA AMBRETT LEAST LEAST LEAD		
53301		
WHITE ACCURSE SAVE AS ABOVE BALTO.MD. 21208 484-7758 RS 3 11	Existmers County Department WI Public Marks County office Building	
MA TO THE RESERVE TO	TOWSON, MARYLAND 21204	
MARYLAND POOLS, INC. DWINGS HILLS, HD. 21:17 P.O.801 66 354-7575	aconse a north pu September 25, 1973	
		İ
S/S MARNET RO. 250° E OF HATTON ROAD	# Not Ridg, Appl./53961 93  # 1218 Farnet Pend	
A TYPE OF IMPROVEMENT	Deer Mas Westers:	·
TWO DAMED BOOK CONSTRUCTIONS OF TWO PARTLY THE PROPERTY OF THE	Reference is made to the swimming pool which you propose to construct	
# THREE AND FOUR FAMILY  # TREE AND FOUR FAMILY ENGRANGE THREE AND FOUR FAMILY ENGRAPHER	at the swiject location, and we wish to advise as follows:	l
DECEMBER DESIRES DECRETIFICATIONS OF LANSING.	If the peel is to be purpod out into a strinkling system, the following requirements must be sommling with in order for us to release your permit application.	
CONSTRUCT SWIMMING POOL WITHIN FENCED AREA. WATER SUPPLY THRU GARDEN HOSE WITH SYPHON BRIAKER.	1. The puel will simily he emutied and at such a rate as to pre- vent the nulscase and/or water damage to the adjacent properties.	
IN REAR YARD.	2. In the event that this method of nutfalling proved unsatis- factory, a suitable outfall will be provided at the owner's expense.	, :
B. OWNERSHIP	t. In the event the backwash water from the filtering system is	
STY-MA TED COST OF MATERIAL & LABOR S LOOP GO OF EXISTING UNITED	is used, a settling tank must be provided. If a storm drain system is to be used for the hadrosh water, plans must be submitted and suproved by "altirore Courty.	
D. TYPE OF CONSTRUCTION TYPE OF HATER SISPLY E MEMBERSTING COME AT LEGISLATION OF THE PROPERTY	a. Care should be enercised in any regrading of the pech site	
TYPE OF HEATING FUEL  1 GAS  2 REIGH CONCRETE  1 PRIVATE EVETED SENERAL CONCRETE  1 STHERE CENTRAL AIR CONCRETE  1 UPS 2 0 40	area to previde for the adequate disposal of surface drainage. The finished construction such meet existing property line grades. The correction of any problem resulting from improper grading, is the full responsibility of	
2 ONL 4 COAL IS THERE AN INCOMERATOR  TYPE OF SEWAGE DISPOSAL 1 No 2 VEG. WITH AND PRILLIPPIN DIRECTOR  2 VEG. WITH AND PRILLIPPIN DIRECTOR.	the preparty denotes	
PROPOSED NORTH DESIGNATION OF THE TARGET STATES OF THE PROPOSED SECTION OF THE	types receipt of the signed copy, your amplication will them be processed by	
F DIMENSIONS - CUBIC FEET	this Bureau. If a fence is needed, you will find a form enclosed to be com- pleted and returned with the signed letter. clease send one copy of the letter to the attention of Mr. John F. Scmers, Bureau of Public Services, County Office	
FOWDER ROOMS SATHROOMS KITCHENS SHE SHE SHE SHE SHE SHE SHE SHE SHE SH	Pullding, Towsen, Maryland 21204.	** *
Luf MAS PROTES OF TRACE AND STREET SOME STREET	IN TOTAL STATE OF THE PARTY OF	
MANUAL PARTY SIDE STREET REAR GEORGE MESH	Llinke Ce. Cem	
to read to the Connect Co. To Lot NUMBERS SHIP! THE TO LOT NUMBERS	DECRUE 4. WETTE E.	
Standard Digitary Johing Mar 40 / PETITION NO DATE ACCOUNT THE TOTAL CONTROL OF THE TOTAL CON	The services	18 18 18 18 18 18 18 18 18 18 18 18 18 1
1870 Senvers was 1870 Self	JAS:ms SITYFD	
ACISCO 17 7 69 DE 19 10 PORTO		
CONSTRUCTION POLICY CASE METERS		
BALTIMORE COUNTY MARYLAND 19547 MCH	APPIDAVIT #10647	
OFFICE OF THE BUILDINGS ENGINEES HE 226 7-31-69	Affidavit is heroby made to the Buildings Engineer of Beltimore County that on 2-24	
DW.: ADD. TOWSON, MARYLAND 21284	Application No was made to the Buildings Ingineer for a Building Permit for (describe type of project) and that I do affirm to the Buildings Engineer 24 hours before performing the	
3218 MARMAT RD. SHELDURNE HEIGHTS 3	work for which an inspection is required, and that the work performed will not deviate from the approved construction plans, approved plots or grading studies when these plans are	3
LEON E, MUTHEMBERG, 3219 MARNAT RD. 21208 356 4150	submitted with the permit application.	
- HOMARD ADOLFSON, 3128 E. JOPPA RD. 21234 668 5521 814	THE FOLLOWING INSPECTIONS AND REQUIRED FOR THE TYPE PROJECT INDICATED:  NEW PUILDINGS: Four (L) inspections are required.	
	(1) The first of these inspections shall be called for as soon as the tranches	
and budgetones X advidence Commencial wound X scales X	for footings are completed, before backfilling.  (2) The second inspection shall be called for when the foundation has been unterproofed.	H + 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
DIECT IS A NEW STRUCTURE THE INVOMMATION WILLOW DESCRIBES THE NEW STRUCTURE ONLY.  DIECT IS AN ADDITION OR ALTERATION, THE INVORMATION DELOW DESCRIBES FIRE AUDITION OR ALTERATION.	(1) The third inspection shall be called for when the structural members are in place, but before covering same with leth or plaster, or other covering.	
IN ONE FAMILY DUELLING. CONSTRUCT	(4) The final inspection shall be called for before the structure is occupied.	
ONE SEDROCH ONE FAMILY ROOM	AUTOPATION PERSONS Free (3) inspections are required.	
ON OF KITCHEN AND ONE BATHROOM	(1) The first of these inspections must be called for as soon as the work is started.  (2) The second inspection must be called for when the structural members are	
DRE BEGINNING ANY WORK ON THIS PERMIT, MOTIFY	is place but before covering same with lath or plaster.  (3) The final inspection shall be called for before the structure is occupied.	
NSPECTION DIVISION, PHONE 623-3000 EXT. 357 OF 358 X X ELECTRIC	ORADINI, SINKS TANKS IND TOWERS: Two (2) inspections are required.	
TIME EXIST OF THE STATE OF THE	(1) The first of these inspections shall be called for prior to the start of the work.	
12.04 1.101 1.10 36 POR REGISTRATION LINES STATE AR POLLUTION LAN.	(2) The second inspection shall be called for when the work is completed.	
BUILDING X " CORNER TE AT LEON E. RUTHENBERG 7-29-69	TAGINA SCOUND STORMS MAZING AND TEMPORARY PERSONS TWO (2) Inspections are required.	
TOWNS AND THE PROPERTY CENTER	(1) The first of these inspections must be called for when the work is started. (2) The final inspection shall be called for when the work is completed and	
ON DESCRIBED IS THE ISTATE LEGAL DESCRIPTION) PHONE	I hereby certify that I will call Baltimore County Buildings Engineer 2h hours prior to	
ARNAT RD. 250 E OF HATTON RD. PTOTAL COST OF MARKE CHECK PAYABLE TO BALTIMORE COUNTY MARYLAND MARY	performing or starting the work as stated above. I further affirm that I will not occupy any new building until I have obtained an occupancy importion.	
\$20.00   Salation   Sa	Store O'Lly E full while I	
BURNE HEIGHTS		

- Exding 62" C.L. Fence A right officers assured by FYIS H - 5 P SCALE 120' 3218 MARNAT RE. Marans L. Ruthen berg LOT = 29 "Shelbourne Heights" P.3. 117: +7 Folio 169

#10647

the approved construction plans, approved plans or grading studies when these plans are submitted with the permit application.

THE FOLLDWING INSPECTIONS ARE RECHIRED TOP THE TYPE PROJECT INDICATED:

NEW RPILDINGS: Four (h) inspections are required.

- (1) The first of these inspections shall be called for as soon as the trenches
- for footings are completed, before backfilling. (?) The second inspection shall be called for when the foundation has been waterproofed.
- (3) The third inspection shall be called for when the structural members are in place, but before covering same with lath or plaster, or other evering.
  (b) The final inspection shall be called for before the structure is occupied.
- AUTERATION PERMITS: Three (3) inspections are required.
  - (1) The first of these inspections must be called for as soon as the work is
  - (2) The second inspection must be called for when the structural members are in place but before covering same with lath or plaster.

    (3) The final inspection shall be called for before the structure is occupied.
- GRADIWI, SIGHS TANKS AND TOWERS: Two (?) inspections are required.
  - (1) The first of these inspections shall be called for prior to the start of
- (2) The socond inspection shall be called for when the work is completed. PRICING, MOOFING, SIDING, RAZING AND TEMPOPARY PERMITS: Two (2) inspections are required.

  - (1) The first of these inspections sust be called for when the work is started.
    (2) The final inspection shall be called for when the work is completed and
- T NAMES CARCITY THAT I WILL NOT OCCUPY ANY NEW HUILDING UNTIL I HAVE OBTAINED AN OCCUPANCY INSPECTION.

Signed MARYLAND POSSING Title Grandein Be Address Papide On 2 117 Date 7- 7 0-73

APPERATOR MICE ME SIZED AND ACCOMPANY ALL BUILDING PERMIT APPLICATIONS."

RICHARO W, KIEFER F. DUNCAN CORNELL

EDWIN T. STEFFY, JR JOHN C. GRIFFIN

WILLIAM L. CLARK DOROTHY M. BEAMAN QUENTIN G. PARKSA

COUNSEL ARTHUR W. HOOPER (1895-1976) PHILIP HELLER SACHS

LAW OFFICES HOOPER, KIEFER & CORNELL 343 NORTH CHARLES STREET BALTIMORE, MARYLAND 21201

TOWSON OFFICE 408 W. PENNSYLVANIA AVENUE TOWSON, MARYLAND 2:204

401

(301) 727-4700

December 14, 1978

The Baltimore County Office of Planning and Zoning Towson, MD 21204

ATTENTION: Mrs. Mary Campagna

Re: 3218 Marnat Road

Case 79-170-V

Dear Mrs. Campagna:

I represent Mr. Melvin B. Ashley, owner of 3216 Marnat Road in connection with the pending zoning complaint against the above captioned property.

I would appreciate your advising if and when a petition for variance is applied for by Mr. and Mrs. Leon Ruthenberg. If a petition for variance is filed, I would appreciate your noting my appearance on behalf of Mr. Ashley. Please advise of any and all hearings so that I will have an opportunity to be present on behalf of my client.

WLC:ds

cc: Mr. Melvin B. Ashley

50 X 125\*

575

6050

6625

more Mentique for a les

JUL 17 1980

F DUNCAN CORNELL JOHN P O'FERRALL EDWIN T. STEFFY, JR JOHN C GRIFFIN WILLIAM L CLARK DOROTHY M BEAMAN STEPHEN H KIMATIAN QUENTIN G. PARKER

COUNSEL PHILIP HELLER SACHS

LAW OFFICES

HOOPER, KIEFER & CORNELL 343 NORTH CHARLES STREET BALTIMORE, MARYLAND 21204 (301) 727-4700

TOWSON OFFICE 405 W PENNSYLVANIA AVENUE TOWSON, MARYLAND 2:204

9-tin 76.78

ARTHUR U. HOOPER

November 20, 1979

Mr. William E. Hammond Zoning Commissioner Baltimore County Office of Planning & Zoning Towson, Maryland 21204

> Re: 3218 Marnat Road Case No. 79-170-V

Dear Commissioner Hammond:

On behalf of my client, Mr. Melvin B. Ashley, I wis to contest the petition for variance filed by Mr. and Mrs. Leon Ruthenberg in connection with the above-captioned property.

Would you please provide me with a copy of the petition for variance and advise when this matter is scheduled in for a hearing so that we will have an opportunity to be present in order to contest the requested variance.

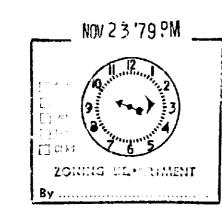
William L. Clark

WLC:lek

cc: Mr. Melvin B. Ashley

The second of th

Previous case:



BATTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

John D. Seyffert, Director

Office of Planning and Zoning Petition No. 80-154 A Item 78

> Petition for Variance to permit an accessory structure North side of Marnat Road, 250 feet East of Hatton Road Petitioner - Leon E. Ruthenberg, et ux

3rd District

HEARING: Thursday, February 14, 1980 (10:15A.M.)

There are no comprehensive planning factors requiring comment on this petition.

0

JDS:JGH:acb

The signatures below are neighbors of the Ruthenbergs who do not object to the structure adjacent to the side of 3218 Marnat Rd.Balto.County... I. kesville, Maryland 21208.

Signature	Address	2/3/80
Hod & Com	32/9 Mayrell &	7/2/5
Jain Fine	3217 Marret Rd	3/9/80
Sulven Rudolph	3228 Marrat Rel.	2/9/80
Whaten & Whiles	3212 Marrot Ra	2/9/80
Mary Floring	5219 Marnal Rel	-7/1/87
100 HYPOTE LOT	3220 Marnot Rel	3110/80
3 Dan Gharman	Tong My mot Kell	2/05-
Bethe Gooddetern	3211 Morth Correlle	¢ 2-/13/80
That change	3315 youthbrook Rd	2/13/50
Chant Efanger	3215 Northbook Rd	2/13/80
Survey april		

Mark Res	
Office of	
COLUMBIA	
Publishing Corp. 10750 Little Patuxent Pkw/. Columbia, MD 21044	
January 24,	19 80

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIENCE 3rd DISTRICT

was inserted in the following:

☐ Catonsville Times Arbutus Times

weekly newspapers published in Baltimore County, Maryland, the same was inserted in the issues of January 24, 1980

COLUMBIA PUBLISHING CORP.

Fetitioners Exh 1

80-154-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

PETITION	M	APPII	NG	PRC	GRE	SS	SHEE	T		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map									,	
Petition number added to outline										
Denied	••									
Granted by ZC, BA, CC, CA	: :				·					 

Map #\_\_\_\_

Change in outline or description\_\_\_Yes

No. 85631	#38.99		No. 85585	1 3 ]	RO-15/-A 2 5,00 NS ATURE OF CASHIER	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE TREED ACCOUNT	E. Ruthenb	LOS B 72FEB 13	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS SH RECEIPT	Awout	POR THING Pee for Case No. 80-15/-4  197 5 28 JAN 15  VALIDATION OR SIGNATURE OF CASHIER	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Towson, Mar	ryland 21204	
Your Petition has been received this	day of the state o	197
Filing Fee \$ 5	Received: Check	
_	Cash	
11 2 6	Other	
# //		
	July Edt	

William E. Hammond, Zoning Commissioner Reviewed by\_

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

	• •			
	·			
OL	UMBIA			
Pul	blishing Corp.			
	The Columbia Flier Build	ding 10750 Little Patuxent Parkway	Columbia, Maryland 21044	
To: Z	Balto Co Zaning Ossi			
10: 2	Balto. Co. Zoning Office Courts Bldg. Towson, Md. 21204	Date: 1-24-80 Invoice no.: 01028		

Phones: Columbia 730-3620, Wash. 596-5140, Balt. 995-0250 ISSUE DATES DESCRIPTION/SIZE DEBIT CREDIT BALANCE LEGAL NOTICE PETITION FOR SPECIAL EXCEPT. L07957 PLEASE PAY THIS AMOUNT 15.40 5% CASH DISCOUNT ON ALL PREPAID DISPLAY ADVERTISING

PETITION FOR VARIANCE ZONING: Petition for Variance to permit an accessory structure LOCATION; North side of Marnat Road, 250 feet East of Ha ton Road

DATE & TIME: Thursday, Februury 14, 1990 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, iii W. Chesapeake Avenue, Townon. Chesapeake Avenue, Townon.

Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side yard of the dwelling instead of the rear yard.

The Zoning F-gulation to be excepted as follows:

Section 400.1—Accessory buildings in residence sones.

All that parcel of land in the Third District of Baltimore County.

Beginning at a point on the North side of Marmat Road, 250 feet East of Hatton Road and known as Lokno. 25 as shown on the plat of Shelburne Heights, which is recorded in the Land Records of Baltimore County in Liber 7, Prilo 163.

Also known as 3213 Marmat Road.

Being the property of Leon E. Ruthenberg, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, Februury 14, 1880 at 10:15 A.M.

Public Hearing: Ruom 106, County 14, 1880 at 10:15 A.M.

By Order Of WILLIAM E. HAMMOND.

Zoning Commissioner.

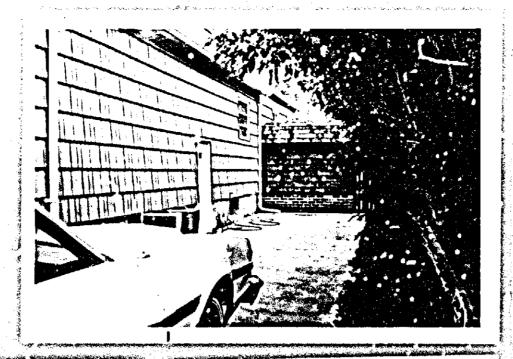
of Baltimore County

Zoning Commissioner, of Baltimore County,

CERTIFICATE OF PUBLICATION

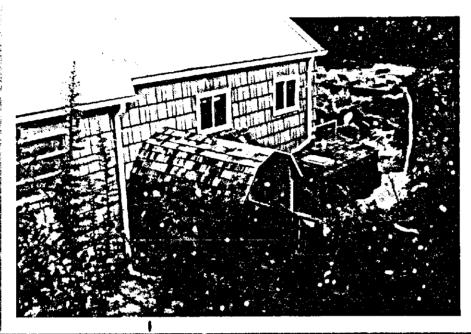
TOWSON, MD., Jan. 17 24 1980 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., encerin each day of February 1980, the first publication appearing on the 24th day of January 19\_80\_\_

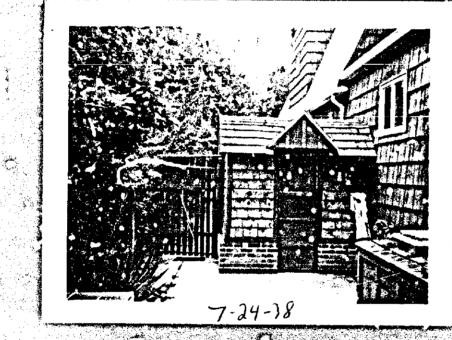
Cost of Advertisement, \$\_\_\_\_\_



















Scale 1=30'
Zoned DR55

3'd Election District
Public Utilities Exist in Street

FUOTTO ACCOMPANY PETITION FOR ZONING VARIANCE FOR MAYMIS. LEON RUTHENBERG

